

Stafford County
BOARD OF ZONING APPEALS

MINUTES JANUARY 24, 2006

The regular meeting of the Stafford County Board of Zoning Appeals on Tuesday, January 24, 2006 was called to order with the determination of a quorum at 7:15 p.m. by Vice Chairman Nick Kopchinsky in the Board of Supervisor's Chambers in the Stafford County Government Center. Mr. Kopchinsky introduced the Board members and staff and explained to the public present, the purpose, function and process of the Board of Zoning Appeals. He asked the members of the public who planned to speak at this meeting to please stand and raise their right hand, swearing to tell the truth.

Mr. Kopchinsky said the By-laws of this Board state that the applicant is allowed up to ten minutes to state their case, the other speakers are allowed up to three minutes to testify, and the applicant is allowed up to three minutes for rebuttal.

Members Present: Nick Kopchinsky, Julie Rutledge, Angelo Amador and John Overbey

Members Absent: Larry Ingalls, Steven Beauch, Cecelia Kirkman

Staff Present: Rachel Hudson, Deputy Zoning Administrator
Wanda Doherty, Recording Secretary

Declarations of Disqualification's: Ms. Rutledge – SE05-03/2501662
Mr. Overbey – SE05-4/2501666

AGENDA CHANGES: SE05-4/2501666 – Ms. Hudson stated that applicant requested postponement.

SE05-4/2501666 – Jack Weyant, P.E., Richmond American Homes, Inc. – Requests a Special Exception per Stafford County Code, Section 28-57 (h)(3), "Permitted Uses in the Floodway District", to allow the construction of a proposed road on Assessor's Parcels 29-53. The property is Zoned A-1, Agricultural, A-2, Rural Residential, and PD-2 Planned Development, located in the proposed Embrey Mill subdivision.

Mr. Amador requested a break to see if Ms. Kirkman could be reached to see if she was on her way.

Meeting reconvened at 7:20 p.m.

PUBLIC HEARINGS:

This case could not be heard for lack of quorum with Ms. Rutledge abstaining.

SE05-03/2501662 – William & Jo Anne Cannon – Requests a Special Exception per Stafford County Code, Section 28-35, Table 3.1, “District Uses and Standards, A-1, Agricultural”, to amend existing Rural Home Business to allow indoor weddings and small business meetings on Assessor’s Parcel 18V-3. The property is zoned A-1, Agricultural, and is located at 228 Rock Hill Church Road.

Mr. Burkhalter requested his case be postponed.

V05-19/2501667 – Thomas Burkhalter - Requests Variances from Stafford County Code, Section 28-35, Table 3.1, “District Uses & Standards, A-2, Rural Residential”, front yard requirement and Section 28-273, “Nonconforming Structures”, to allow an addition to a non-conforming single family dwelling on Assessor’s Parcel 45-278. The property is zoned A-2, Rural Residential, and is located at 134 Mountain View

Unfinished Business

Mr. Overbey made the motion to postpone elections of officers until the February 28, 2006 meeting.

Seconded by Ms. Rutledge.

Vote:

Motion carried 4-0

Mr. Kopchinsky – Yes

Ms. Rutledge – Yes

Mr. Amador – Yes

Mr. Overbey - Yes

Other Business

Mr. Kopchinsky stated he is working on the annual report.

Mr. Overbey stated he would like to see the addition of two alternate BZA members added to the Board. With two alternates there should not be a repeat of tonight having to send people away because we do not have enough Board members present.

Mr. Amador stated he believed the Board of Supervisors would have to amend the County Code to add two alternates to the BZA.

Mr. Kopchinsky stated he would add the suggestion of two alternate Board members to the annual report.

ADOPTION OF MINUTES – October 25, 2005

Mr. Kopchinsky stated approval of minutes would be postponed until the next meeting.

ADJOURNMENT

Motion:

Mr. Overbey made the motion to adjourn.

Seconded by Ms. Rutledge.

Vote:

Motion approved 4-0.

Mr. Kopchinsky – Yes

Ms. Rutledge – Yes

Mr. Overbey – Yes

Mr. Amador – Yes

Meeting adjourned 7:35 P.M.

WLD

Approved: _____ Date: _____
Rachel T. Hudson, Deputy Zoning Administrator